



CAFE / BAKERY OPPORTUNITY E-Class Planning (A1/A2/A3/B1/D1/D2)*

Fulham / Parsons Green - New Lease
Popular Neighbourhood Parade



Fulham / Parsons Green - New Lease
Popular Neighbourhood Parade
771 Fulham Road, London SW6 5HA

Approx. 1,219 sq ft



Location

The property occupies a prominent position on Fulham Road, within a popular and well-established neighbourhood parade, approximately a 5-minute walk from Parsons Green Underground Station.

The surrounding area benefits from an affluent residential catchment and a strong mix of independent and national operators. Currently fitted as a café/bakery, the premises would also suit a wide range of Class E uses appropriate to this popular neighbourhood location.

Nearby



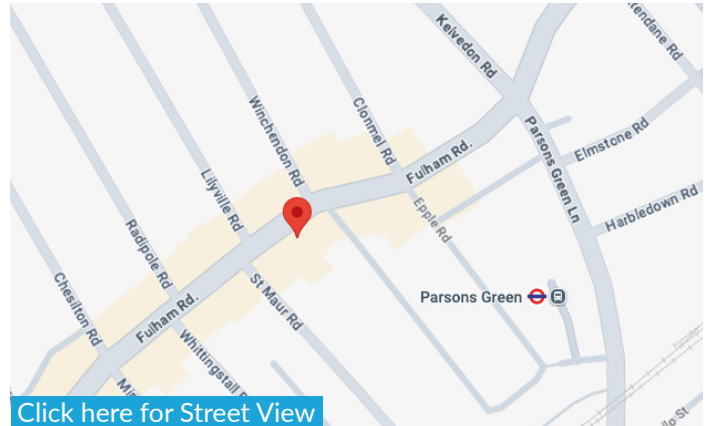


CAFE / BAKERY OPPORTUNITY

E-Class Planning (A1/A2/A3/B1/D1/D2)*

Fulham / Parsons Green - New Lease

Popular Neighbourhood Parade



Accommodation

Arranged over ground floor and basement, with a small demised external terrace, providing the following approximate areas:

Ground (sales, kitchen, prep)	888 sq ft
Basement (prep, office, store)	331 sq ft
Demised External Terrace	Not Measured
Total Area (NIA)	1,219 sq ft 113.29 sq m

Lease

A new lease is available at a guide rent of £38,500 pax. Rent is exclusive of Business Rates and all other outgoings. *Planning uses are subject to any consents.

Rates

We understand that the property is assessed as follows.

Rateable Value (2026/2027) £34,500

Rates Payable (2026/2027) £14,904

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

Legal costs

Each party to be responsible for payment of their own costs.

EPC

An Energy Performance Certificate is available upon request.



Contact

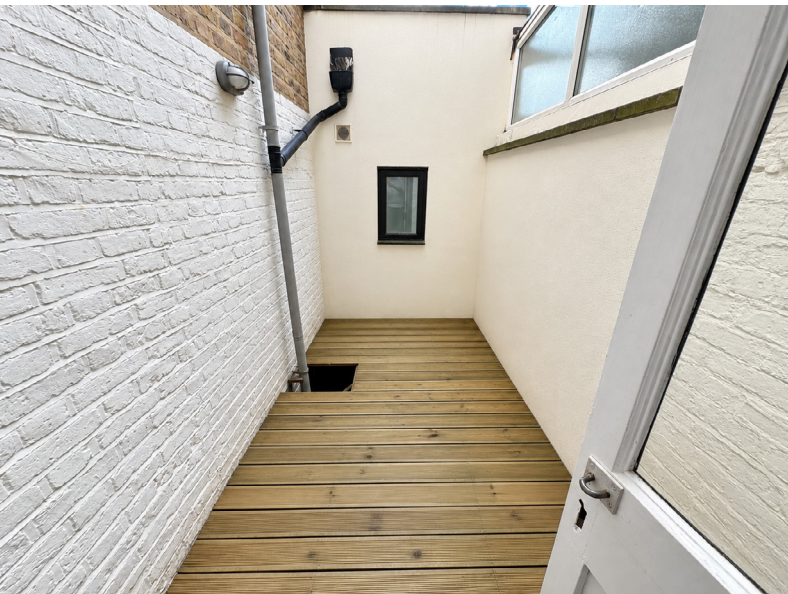
For further information or to arrange a viewing, please contact sole agents:

Theo Benedyk - tb@lewiscraig.co.uk
020 7009 0486

Richard Grossman - rg@lewiscraig.co.uk
020 7009 0482

Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.

AI Notice: Please note - Images used in this brochure have been AI-enhanced.



Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.
AI Notice: Please note - Images used in this brochure have been AI-enhanced.



LOCATION PLAN
SCALE 1:1250



SCALE

0 500 1m 2m 3m 4m



BASEMENT FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

Client: 771 FULHAM ROAD LONDON SW6 5HA	Project: BASEMENT AND GROUND FLOOR LEASE PLAN	Date: 30-SEPT-2017 Ref: BC1369-01	Scale: 1:100 Sheet: A4	 Boham Consult Limited 3rd Floor, 100 Old Kent Road London E8 3EH Tel: 020 8501 1114 Fax: 020 8501 1115 Email: info@bohamconsult.co.uk www.bohamconsult.co.uk
--	---	---	--	---